

SEMINOLE COUNTY GOVERNMENT AGENDA MEMORANDUM

SUBJECT: Mossy Oaks Final Plat

DEPARTMENT: Planning and Development **DIVISION:** Development Review

AUTHORIZED BY: Dori DeBord

CONTACT: Alan Willis

EXT: 7332

MOTION/RECOMMENDATION:

Approve and authorize the Chairman to execute the final plat for Mossy Oaks. The plat contains 2 lots on a 4.697 acre parcel zoned A-1 (Agriculture). The site is located on the north side of Grove Avenue, south west of Howell Branch Road, in Section 35, Township 21 S, Range 30 E - Thomas A. Woodruff, applicant.

District 1 Bob Dallari

Alan Willis, Planner

BACKGROUND:

The applicant, Thomas A. Woodruff, is requesting approval of the final plat for Mossy Oaks. The plat contains 2 lots on a 4.697 acre parcel zoned A-1 (Agriculture), located on the north side of Grove Avenue, south west of Howell Branch Road, in Section 35, Township 21 S, Range 30 E.

The plat meets all applicable requirements of Chapter 35, Section 35.44, Seminole County Land Development Code and Chapter 177, Florida Statutes.

STAFF RECOMMENDATION:

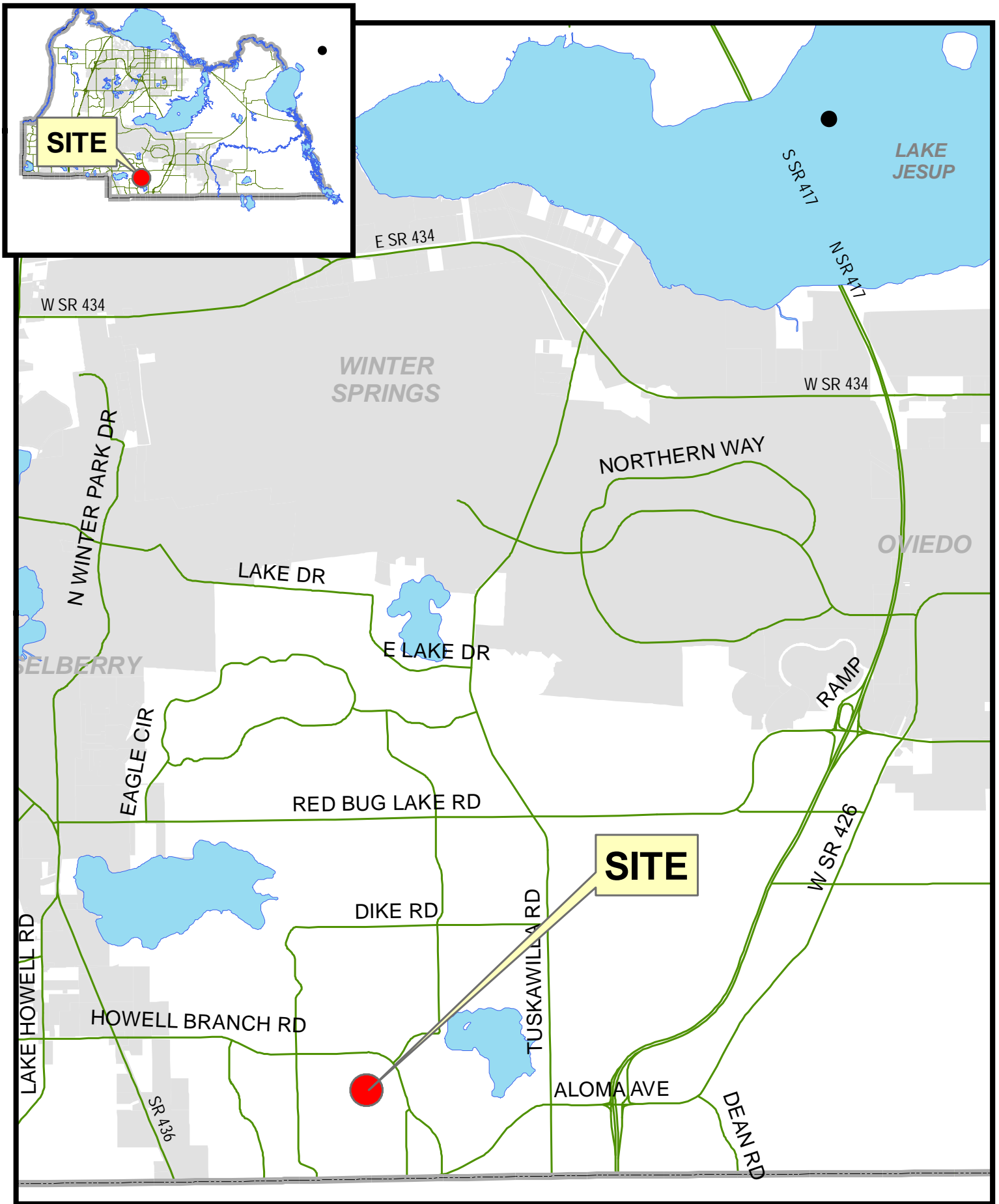
Staff recommends that the Board approve and authorize the Chairman to execute the final plat for Mossy Oaks. The plat contains 2 lots on a 4.697 acre parcel zoned A-1 (Agriculture). The site is located on the north side of Grove Avenue, south west of Howell Branch Road, in Section 35, Township 21 S, Range 30 E - Thomas A. Woodruff, applicant.

ATTACHMENTS:

1. Maps and Aerials
2. Maps and Aerials
3. Maps and Aerials
4. Reduced Copy of Plat

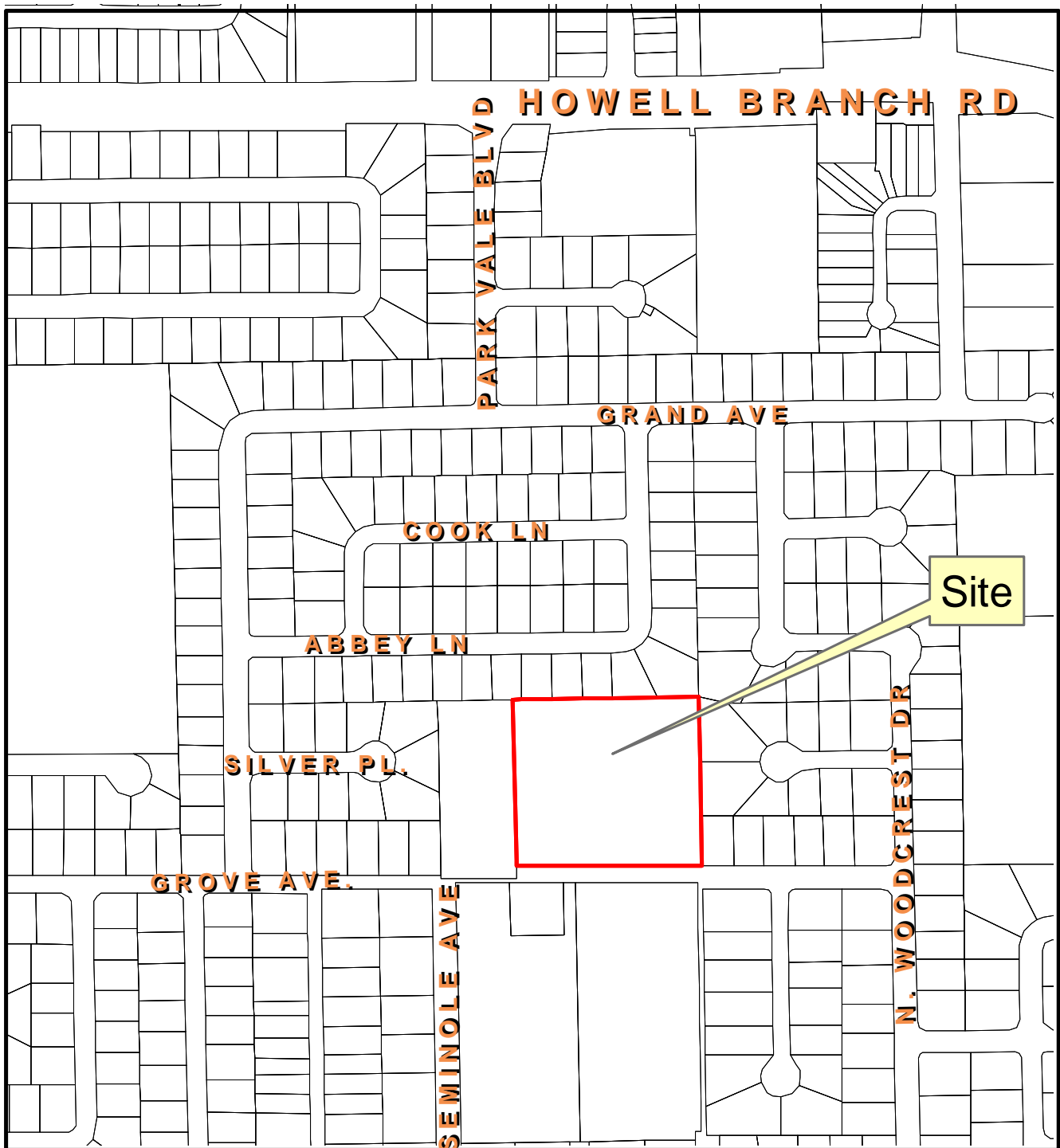
Additionally Reviewed By:

☒ County Attorney Review (Kathleen Furey-Tran)



Mossy Oaks Final Plat

EXHIBIT A





Mossy Oaks Final Plat
Location Map





Mossy Oaks Final Plat

-  Parcel
-  Subject Property



January 2008 Color Aerials

EXHIBIT C

MOSSY OAKS

Section 35, Township 21 South, Range 30 East
Seminole County, Florida

SHEET 1 OF 1

REC 5 X 5 CM W/BRASS DISK
STAMPED G.P.S. 0194/DIKE
N 1560239.839
E 561450.285

DESCRIPTION:

THE SOUTH 452.69 FEET OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, LESS THE WEST 175 FEET AND LESS ROAD RIGHT OF WAY ON SOUTH, ALL LYING IN SECTION 35, TOWNSHIP 21 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 21 SOUTH, RANGE 30 EAST; THENCE RUN N00°11'45"W ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35 A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF GROVE AVENUE; THENCE RUN N89°55'45"W ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 484.04 FEET; THENCE N00°12'12"W A DISTANCE OF 422.69 FEET TO A POINT ON THE SOUTH LINE OF LOT 13, OAKCREST ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 23, PAGES 67 AND 68, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE RUN S89°55'45"E A DISTANCE OF 484.10 FEET; THENCE S00°11'45"E A DISTANCE OF 452.69 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.697 ACRES MORE OR LESS.

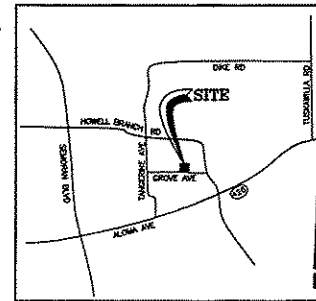
GIS DE--IN NOTE:

COORDINATES SHOWN HEREON ARE BASED ON SEMINOLE COUNTY ENGINEERING DEPARTMENT REFERENCE POINTS. THE BEARINGS AND DISTANCES DERIVED THEREFROM ARE BASED ON THE FLORIDA COORDINATE SYSTEM, EAST ZONE AND ARE THEREFORE NOT CONSISTENT WITH THE LEGAL DESCRIPTION SHOWN HEREON.

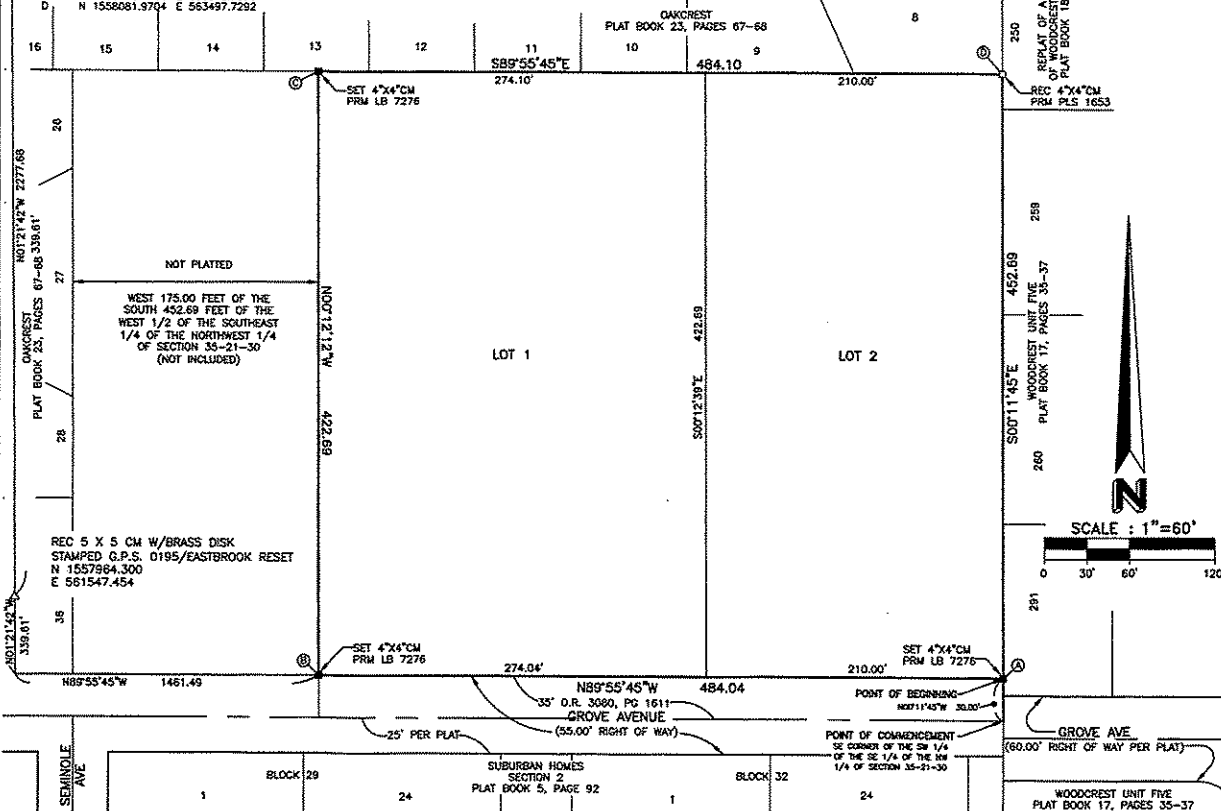
POINT	NORTHING	EASTING
A	N 1557659.3861	E 583507.1655
B	N 1557650.8328	E 583023.1992
C	N 1558073.4182	E 563013.7076
D	N 1558061.9704	E 563497.7292

LEGEND:

C	CENTERLINE
CM	CONCRETE MONUMENT
REC	RECOVERED
IP	IRON PIPE
NHNL	NORMAL HIGH WATER LINE
PRM	PERMANENT REFERENCE MONUMENT



LOCATION MAP
NOT TO SCALE



NOTES:

1. BASIS OF BEARINGS: NORTH RIGHT-OF-WAY LINE OF GROVE AVENUE HAVING A BEARING OF N. 89°55'45" W. (ASSUMED)
2. COORDINATES SHOWN HEREON ARE BASED ON PUBLISHED SEMINOLE COUNTY GEODETIC CONTROL POINTS, SEPTEMBER 2006, REFERENCED TO THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, N.A.D. 1983 (ADJUSTMENT OF 1990).
3. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.

HENRICH-LUKE & SWAGGERTY, LLC
Surveyors & Mappers
1490 Sunshadow Drive
Suite 1000
Casselberry, Florida 32707
(407) 947-7346
Fax (407) 947-9097
Licensed Business No. 7276

PLAT
BOOK

PAGE

MOSSY OAKS

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the individual named below, being the owner in fee simple of the lands described in the caption to this plat hereby dedicates said lands and plat for the use and purposes therein expressed and dedicates (NOTHING PRECATED) to Seminole County, Florida.

IN WITNESS WHEREOF, has caused these presents to be signed and attested to or witnessed this _____ day of _____, 2008.

Thomas A. Woodruff

Signed and sealed in the presence of:

Printed Name:

Printed Name:

STATE OF FLORIDA

COUNTY OF SEMINOLE

THIS IS TO CERTIFY, that on _____ before me an officer duly authorized to take acknowledgements in the State and County aforesaid, personally appeared:

THOMAS A. WOODRUFF

to me known to be the individual described in and who executed the foregoing Dedication severally acknowledged the execution thereof to his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.

NOTARY PUBLIC

My Commission Expires: _____

COUNTY SURVEYOR'S CERTIFICATE

I have reviewed this plat and find it to be in conformity with Chapter 177 Florida Statutes.

Steve L. Wessels, P.L.S.
Florida Registration Number 4589
County Surveyor for Seminole County, Florida.
Date: _____

CERTIFICATE OF PREPARING SURVEYOR

This plat was prepared under my direction and supervision. This plat complies with all the survey requirements of Chapter 177, Florida Statutes.

Surveyor's Signature

Date

MARK I. LUKE

L.S. 5006

Surveyor's Name (printed)

Surveyor's Registration Number

HENRICH-LUKE & SWAGGERTY, LLC

Legal Entity's Name

L.B. 7276

Legal Entity's Certificate of Authorization Number

1490 Sunshadow Drive, Suite 1000, Casselberry, Florida 32707
Legal Entity's Address

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on _____ the foregoing plat was approved by the Board of County Commissioners of Seminole County, Florida.

Chairman of the Board

Attest:

Clerk of the Board

BY _____

D.C.

CERTIFICATE OF CLERK OF CIRCUIT COURT

I HEREBY CERTIFY, That I have examined the foregoing plat and find that it complies with all the requirements of Chapter 177, Florida Statutes, and was filed for record on _____

at _____ File No. _____

CLERK OF THE COURT

BY _____

D.C.

EXHIBIT D